

# PUBLIC COMMENTS PACKAGE

# Welcome

## NELLES COMMUNITY MEETING

May 12, 2005



Lewis Group  
of Companies

## **PLAN PREFERENCES**

### How this information was derived:

Attendees at the May 12, 2005 Whittier (Nelles) Community Meeting were invited to fill out a one page questionnaire. The questionnaire requested that the attendee choose which plan they preferred from the Land Use Plan of Options (A, B, C, D or None) that were presented at the meeting and state their reason for their preference. The questionnaire also provided an area for concerns with the development of the site as well as additional questions/comments. Data was also collected in the same format at 2 computer stations where attendees could voice their preferences without having to fill out the questionnaire.

All of this data was then compiled into an excel spreadsheet and sorted by plan preference. There were 75 total preferences stated in the documentation, which takes into account the few attendees that chose more than one plan preference. The number of persons that preferred each plan was then divided by the total number of preferences gathered to derive the percentages. The table was then sorted in descending order of the most preferred plan.

### **Plan Preference Breakdown**

<b>Plan Preference</b>	<b>%</b>	<b># of persons that preferred this plan</b>
A	29.33%	22
D	26.67%	20
None	24.00%	18
B	13.33%	10
C	6.67%	5
<b>Total</b>	<b>100.00%</b>	<b>75</b>

## COMMENTS

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Attendees at the May 12, 2005 Whittier (Nelles) Community Meeting were invited to fill out a one page questionnaire. The questionnaire requested that the attendee choose which plan they preferred from the Land Use Plan of Options (A, B, C, D or None) that were presented at the meeting and state their reason for their preference. The questionnaire also provided an area for concerns with the development of the site as well as additional questions/comments. Data was also collected in the same format at 2 computer stations where attendees could voice their preferences without having to fill out the questionnaire.

All of this data was then compiled into an excel spreadsheet listing the concerns that were mentioned by two or more individuals. The comments were then sorted by category. There were 255 total comments received in the documentation. The number of persons that commented on each topic was then divided by the total number of comments gathered to derive the percentages. The table was then sorted in descending order of the most commonly mentioned concerns.

### **Overview of 5/12/05 Community Meeting Comments**

%	Concerns	# of comments received regarding each topic
11.4%	Traffic Impacts	29
10.2%	Support preservation of historic buildings	26
9.0%	Oppose big box retail	23
5.9%	Prefer small business retail stores	15
5.9%	Prefer commercial big box retail	15
5.1%	Positive tax revenues and income for the City	13
3.9%	Prefer restaurants	10
3.9%	Prefer senior living accomodations	10
3.9%	Prefer office buildings	10
3.5%	Concerned about schools	9
3.5%	Prefer more single family detached/residential	9
3.5%	Prefer walking paths through community	9
3.5%	Prefer street expansion of existing streets	9
3.5%	Prefer more open space	9
3.1%	Oppose high density residential	8
2.7%	Support affordable housing	7
2.4%	Concerned about adequate policing	6
2.4%	Prefer less residential	6
2.0%	Oppose low income housing	5
2.0%	Support preservation of trees	5
2.0%	Concerned about crime/graffiti	5
1.6%	Prefer a performing arts center	4
1.6%	Concerned about fire stations and access	4
1.6%	Concerned about noise	4
1.2%	Oppose small businesses	3
0.8%	Oppose preservation of historic buildings	2

**Total 100.0%**

**255**

**Plan Preference with Reasons/Concerns/Comments**  
**Questionnaire and Computer Station Data**  
**Whittier (Nelles) Community Meeting - 5/12/05**

Attendees at the May 12, 2005 Whittier (Nelles) Community Meeting were invited to fill out a one page questionnaire. The questionnaire requested that the attendee choose which plan they preferred from the Land Use Plan of Options (A, B, C, D or None) that were presented at the meeting and state their reason for their preference. The questionnaire also provided an area for concerns with the development of the site as well as additional questions/comments. Data was also collected in the same format at 2 computer stations where attendees could voice their preferences without having to fill out the questionnaire.

All of this data was then compiled into an excel spreadsheet and then broken down into two worksheets that sort the data by the most commonly mentioned Concerns and Plan Preference.

Plan Preference	Reason for preference	Concerns	Questions / Comments
A	A - good mix and historical buildings B - Do not like because too much large retail & no historic buildings C - Do not like big box	No big box. No large retail. No habitat for humanity.	Save the trees! Save the buildings - use as offices or stores. Would like to see a historic look i.e. craftsman homes or Tudor style in the SFR - no Spanish style housing (does not fit it). Who will own the historic buildings?
A	I was not present for the presentation and did not hear all of the logistics involved, however in my narrow perspective, this option A best integrates with the community and offers opportunities for the diverse community and populations.	How great of an impact will this plan have on the community? Recognizing that this past year's growth population averaged about 180 folks, will the transition process of newcomers be vast or abrupt? Will this plan be praised into the community?	Expansion of current streets/boulevards. Follow up plan to meet unexpected needs. Retail/small business opportunities
A	Because of the open space. As a senior, I would like to "get out" and enjoy the trees, green belts, etc. and not have to spend time locked into rooms until the "last day"		I would hope any senior living space would have a dog park so we don't have to give up our best pals to move into senior housing
A		Traffic on Sorenson, especially car fumes. Try to circulate other way through Nelles.	Philadelphia extended through site
A	like green open spaces & save historic	more good retail - not big box - put it somewhere else. Less housing to accommodate more retail	House Museum in historical
A	has more variety but not enough green space, need at least one soccer field and incorporation/preservation of most of the old trees	Question preservation of trees & only 2 or maybe 3 of the historic buildings, possible school use: Los Nietos, Whittier Elementary Whittier Hills High School?	land locked residential areas? Fire Department help to design - hospital access/exit?
A	scattered green spaces & best variety of homes available - This property is a gem and the opportunity to develop this acreage - plans need more open space		The properties that are north/east of the Nelles property need to be considered. Can a cooperative relationship in terms of clean-up, cooperative design or enhancement
A	Diverse use, greatly needed housing, keeps village community feel	No big box	increase revenue w/mello-roos & or land-lease
A	but with more mixed use & more attached housing. Area already has single family detached	Should include an affordable housing, mixed use for walking environment. Attached buildings for energy efficiency. Density to support public transit. Housing should be accessible for the people who will work in the created commercial elements	
A	It would be nice to save the historical buildings like Rio Pico Manor, school has a gym in place - I know I installed the fire proof ceiling underneath the floor	need to study more	
A	Seems to serve Whittier best	Maintain look of the area - that it doesn't look piece meal	What other property around this site is city owned and how many businesses around the area are closed - we need to clean-up Greenleaf Street - Small businesses don't last very long in Whittier - we need new vendors that will be frequented by Whittier residents as well as bring others to shop here
A	Preserves most # of historic buildings - good mix of development uses - Village Green meeting area	lack of office/commercial space - too residential	more tax revenues
A	complete respect for preservation of Whittier's history - please plant a multitude of trees - Whittier is known for trees	Blended with surroundings - no big box - bring small unique shops with small business restaurants	I've lived in Whittier 54 years and have seen Whittier library, theater, Whittier Blvd, El Mercado, Beverly/Norwalk Blvd. lost and torn down for horrid commercial properties
A	Maximum use of existing buildings - minimum commercial space	Design reflect Whittier history - craftsman styles, pedestrian ways should be paramount, parking should be enclosed or recessed	try for connection to Washington - include preschool, and day care facilities, integrate design with Philadelphia, rails to trails and Whittier Blvd. projects.
A		Are you working with and developers who are building "green" buildings? Buildings/homes that are environmentally friendly and cost efficient for consumers in regards to energy?	Historical preservation on all three sites! Very little need for service industry - creates traffic, generates low paying jobs & not what Whittier needs.
A		Noise during construction - starting time during construction - labor force that will be used	
A		not interested in high density apartments idea	
A		Where are all the kids going to go to school? Which district?	Can we take tours of the current. Would like take class of students on a field trip of the site as it is right now. Kathy Simonsen -- 562.789.3115
A	at least it has come revenue producing areas	last available area for commercial to bring money into the community	also need office space
A & D			retail should be Spanish style setting. Should be more affordable detached homes

A&B	Prefer to preserve historic buildings & trees - keep to specialty retail - In N Out, Barnes & Noble - make Pre-K third school or just pre-school - community pool/park	NO big box stores. Too much traffic already - no high density housing or live/work buildings - no manufacturing - traffic flow in & out of development especially residential - need access via Bexley into hospital	Need affordable housing - create neighborhood of 1 & 2 bedroom single family residences for young families and seniors (detached) Incorporated access to Philadelphia corridor make bldgs, look old, old Pasadena style - Please make housing green, solar, bamboo flooring, etc. Reserve some housing accessible to disabled.
A&D	I do like the idea of office buildings - it will help build Whittier - which is needed! Absolutely no habitat for humanity housing! Absolutely no large retail (i.e. Costco) No Spanish style home modeling - doesn't work with the city!	LA County definitely needs to be involved in the decision. (I live in unincorporated and am very concerned) Saving trees should be a high priority as well	Including unincorporated area would be a good idea - i.e. adding sidewalks, pedestrian crossings, slow speed bumps, etc.
A&D	Water retention site is fine. Pocket parks fine, needs more than one access to park. Retail would increase revenue projections for city, Number of accessible streets to remain within new development - no access to existing residential	Need more senior living. Type - economic level of targeted home purchasers. Pocket park should not be located near existing residential. Preservation of historical sites should be regarded/or attention to type of residential structure should be senior living.	What is the dimension of buffer space between proposed options and existing residential? What economic income level will be targeted for purchase of residential units? What square footage is allowed for park site proposals? Next meeting should include proposed "phases" for development for each plan.
A&D	Plan D - majority of areas single family detached but live/work town homes does not seem to be a desired use I think there is a potential for misuse (renting out living quarters) Instead put in retail like plan A in the #1 spot	No Costco, NO, NO, NO Wal-Mart!!! Costco will bring too much traffic, Wal-Mart will impact local businesses and bring in undesirable shoppers, look at the Pico Rivera Wal-Mart - NO, NO, NO Wal-Mart, Costco or Sam's Club	Upgrade Whittier Blvd. all the way to freeway. What about the impact on schools, police, fire?
A&D		Affordable detached housing availability. There should be housing units where police officers, teachers, etc. can have the opportunity to buy. Liked the idea of mixed use.	The park should contain playgrounds and a half-court for basketball
A&D	As a homeowner I am interested in more residential property rather than commercial because I do not want more traffic and congestion around my residence	The noise and parking problems that accompany the development especially when it is completed	I hope parking for these new developments is addressed as it stands, parking on our street, Keith Dr. is a serious issue
B	Because it has the most retail/commercial space & mix of parks & residential. I am concerned however that there is not a class A office building. We need to draw good, high-paying jobs to our city to improve our tax base & to provide low-commute jobs.	I am also concerned about upgrading the development along Whittier Blvd. between the 605 & Nelles. It's the entry way to the city and looks very shabby, especially with the property values increasing & people fixing up their homes. Our commerce along that path should be upgraded too.	Option B has too many residences - we need jobs too!
B		The historical structures should be saved - less residential, more retail & commercial, theater complex, recreational activities	Golf course would be nice too
B	Retail space of medium proportion - full re-use of property (no preservation) - good balance of retail & residential	traffic congestion on side streets - Sorenson, Rosehedge, Mines School capacity - teacher student ratio	Would like additional senior space (55+) - town homes
B	Well proportioned use	adequate schools	I don't want low income housing because it brings crime
B		Sorenson will need a signal lights from Whittier Blvd. then Washington Blvd. Traffic leaving out of Sorenson onto Whittier Blvd.	I am very interested for my mother - senior living is there a list that we can put names on? Usually buildings like this space goes fast so I would like to register early
B	I like more space for mid-range commercial/retail use. This plan seems to best accommodate a Macaroni Grill and In N Out. Would it be possible to bring in a Cold Stone Creamery to this plan?	I would like to see the superintendent's residence and chapel preserved in this plan. I also think there should be a direct access to Whittier Presbyterian Hospital and better access for emergency vehicles.	The plans A, B, C, D appear to be heavily slanted towards residential use. I think there needs to be more of a balance between residential, retail and office use. What about more office/residential buildings?
B	better distribution		
B	Plan B (or including) live/work townhouses and hopefully preserving a few historic buildings would be my ideal	Please try to keep this project up-scale - Souplantation is my idea for the perfect restaurant	
B	retail & housing mix	against low income housing because of the element it brings into the community	need a police sub-station and fire station
B	retail section	2 openings to Sorenson	why do need town homes? Why can't they be all single family?
B&C	Need retail - we shop everywhere but Whittier - would love to see medium to large box stores	Maintain 3 historic structures as either office or restaurants	senior housing a must - we are losing our citizens to other cities that have more senior housing
C	Afraid of retail traffic	Traffic and time of construction	I live on Townley Dr. and I realize there will be a park (focal). I think that it would be nice if the gate was opened and we would allow foot traffic through the area so we would have access to nearby parks for our children to play. It would be nice if the park would have an area for children to play.
C	This plan is okay, would be good if it incorporated some of plan D. There will be merit over all professional for total aesthetic offices, mixed use.	Please no big box	Include more businesses (professional type) retail We need continuous income creates those taxes
C	More retail and major businesses and half family because of traffic concerns, crime rates, but in there a space or trail for walking for and maybe a gym by it. Walking around the historic sites, retail, bring in more money for fire/police	all the extra traffic on Sorenson Ave. Which is narrow, will not hold up for it. More access to other streets to cut down on some streets that are currently backing up.	The right hand won't know what the left hand is doing. Lack of communication between agency and sub-contractor doing the work and running into many problems, red tape, to do what needs to be done
C	good balance of the various uses - especially good space for large stores	like the road that goes through the development, but this plan needs dwelling for seniors	Senior living is important so that when people sell their homes they can still live in Whittier - in a familiar area - not have to adjust to another town
C	getting a big store like Costco - too many strip malls	nothing local for larger shopping needs	
C	like idea of larger store like Costco		

D	This would be the most acceptable. As nearby residents our concern is for high density traffic. I would like to see more green belt areas and play areas for children.	Again, traffic on Sorenson. The more people the more traffic. I understand the need to have profitable use of this prime property, but all 4 proposals do not have adequate streets entering and exiting the property.	More concern should be on adding streets and not on how many people can be crammed into the box. Of the 2 streets into the area the bulk of the traffic will be on Whittier Blvd. and clog Sorenson. Sorenson is already too small for the existing population. Think about the comments and our concerns of the people who live and work in Whittier. We do have a great concern regarding the use.
D	Less density	Traffic flow	need to build schools
D	Less density housing = less people, traffic, etc.	How many entrances? I don't want more traffic on Sorenson, widen Sorenson and add lights or stop signs and speed bumps. Noise pollution to houses and Palm View Christian. What school would kids attend?	Make sure you listen to the residents that are the closest to the project
D	I like the single family detached residences. Preservation of 2 existing structures. I believe in saving them small retail area keeps traffic low -- hopefully!	More traffic congestion on Whittier & Sorenson due to large retail stores. Would like to see (w/option D) uses in the 2 open space areas. Would like to see senior living location to take up open space or take the place of the s/w corner (small # section)	I have serious concerns on the "potential encroaching" on the south end of the property. I don't see a need for it!
D	Preserves community identity and "sense" - single family detached residences are a big plus - minimum commercial use simplify traffic & other environmental impacts - preserve historical buildings, potential use as after school activities or other community activities	traffic, noise, revenue to the city for infrastructure services not developers or new businesses - creation of "class" housing (up or down) - maintaining neighborhood/community status	What is source of funding? Are redevelopment incentives being used? How is the area considered/declared blighted? Where will revenues accrue (to whom)?
D	Less commercial - more residential	Traffic is my main concern. There is school around project - kids are walking all the time, so traffic lights and signs are important	
D	I definitely do not like option C - large retail - My first preference is option D - combines a small mix of retail along with maintaining a sense of residential community ambience	traffic - over crossing streets - increase in population - what about unincorporated Whittier areas. I live in 90606 - unincorporated	At what point do city and county stop/start?
D	We don't need any more retail. We have vacant business lots uptown in many locations, we will have the new Whitwood area for people who want it. This is too close to the uptown district and would be significantly disrupt the already struggling business district	I would like to see more green belt/park areas if possible. This should be friendly to walking, i.e. have sidewalks, unlike the Ralph's Stater Bros. areas where pedestrians are not welcome. I would try to preserve the 2 historic buildings if possible to squeeze in, but not if it means we have to accept big box or small business areas	an organized tour would be great to allow us to take a closer look at the property. A public facility with racquetball courts would be really great if you could fit it in!
D	I live on Keith Dr. and the streets are small so my concern is traffic. There is also schools so many kids would be out. I don't want to see any accidents	the traffic/pollution	I would like to see all the electric lines run through back yards on all of the residences on Keith Drive
D		traffic will the streets be wide enough? I strongly believe in the preservation of the Fred C. Nelles Building -- Crime which comes along with commercial buildings	will the site be open for tours before it is changed?
D	I prefer the more residential property, I live on Sorenson in front of the property and next to Stater Bros. it is difficult to keep trash off the sidewalk and off my property. With residential property I think it will lessen the trash & more community involvement	No Costco, no Wal-Mart, no apartments. I'm concerned about crime and graffiti that will come with commercial property	
D	Plan D seems to be headed in the right direction. I'd like to see the third historical building saved (chapel) more single family homes, less condos	too many homes - condos, townhouses, high density - I'd like to see more upscale single family detached homes	What about the surrounding properties? What are the plans for those sites? What is the overall plan big picture - all I'm seeing are pieces and parts - how do they blend and work together?
D	Lower population density and smaller specialty retail better preserves the character of the broader community	Preservation of the unique/diverse nature of Whittier - preservation of historic Whittier - Minimizing the effect of the planned development on the already congested traffic on the main roadways - Continued emphasis on upgrading and attractive more upscale business to uptown Whittier. Planning for this should not become secondary to the development project	
D	looking forward to having families move into the area	do not want high density condos - worried about vehicle traffic	If homes are built, is there a possibility of a Mello-Roos tax? Would there be different builders? Would like to see a variety in the style of homes.
D	medium density housing - affordable - less retail - especially we don't need more Verizons or Starbucks or Subways - How about restaurants and a more upscale store like Trader Joes, Bristol Farms, etc.	Are you taking into consideration what is being built at Whitwood Mall?	Let's rejuvenate uptown with less 99c and junk stores - better stores to bring in shops - e.g. what old town Pasadena has done or even Alhambra
D		any other new development across the street should be presented. Let the commercial buildings be across the street on Philadelphia where Rasmussen is now. NO Costco. Development for option D would have commercial included in the "plaza" setting (specialty shops / outdoor cafes -- like Paris) fountains/ landscaping, lights.	needs to be a tram going to Uptown Whittier. Tie in historical buildings and make them restaurants / stores.
D	more single family med. Density	don't like the 3 exits to Sorenson for traffic reasons	
D	large retail section	it would be better to have multiple intermediate stores rather than one large box	

None		The need for more schools for our children was not added in. I would not like to have overcrowded schools or a year round school system. Also, with more population will there be more police to look out for the citizens of Whittier?	Have you thought about preserving half of the land as a nature walk and the other half for some housing and Hollywood studio type uses or a hotel resort?
None	Need more commercial space; less residential. Definitely large tax revenue - Costco, Sam's Club, etc. It's 2005, not 1965 - Whittier must progress!	Not enough revenue generating! The city needs tax base for growth, generating income to improve Whittier services. The city moves at a snail's pace, we can't please everyone...	Think revenue generation, rapid decision making, implementation to timely development. We cannot wait years!
None	Very disappointed in the amount of space allocated to retail/revenue producing establishment. It is not often to get an opportunity to get a site such as this. 85:1 housing is unacceptable and does nothing to benefit the entire city.	The site options show no balance whatsoever.	
None	Less than 20% of the property dedicated to income tax revenue generating enterprises. At least 40% of the site should be retail, some office complex and some park - green space	The opportunity now exists to prepare for sustenance and on-going support to the city services by making sure that the taxes are generated annually will more than support the new residents.	Develop a Whittier Bowl - an upscale performing arts venue between Hollywood Bowl/Irvine Meadows/Disney Center - improve it with sufficient restaurants and housing that would blend
None	It appears that on all plans are predominately residential. I think they need to be incorporate a higher percentage of retail	I was disappointed to see such a low percentage of retail space. In order to move the city forward I think there needs to be more retail	
None	Too much residential - won't pay for itself - need an office building for jobs (high paying) to Whittier - we don't need low paying retail jobs - need Costco		
None		Improved access to open space areas for local residents. Not enough open space. Need to establish specific conditions to accommodate local job creation & access (priority to local residents) for proposed housing	assist and accommodate local small businesses as opposed to outside corporations
None		Use the historical buildings for restaurants or meeting places to generate some income	Don't blow it! Use this opportunity to tie all of Whittier together by proper usage
None	We do not need more housing. I would like to see more revenue. Whittier has so many apartments, housing. We do not have enough schools, police stations. As part of Whittier we need to keep the historic properties	I believe we need more revenue. We need more shopping areas. All we have around us is Brea Mall, Montebello Mall. I would like to see a day spa or entertainment, restaurants such as TGIF, laugh factory, House of Blues, Barnes & Noble, Best Buy, Bed Bath & Beyond, historic parks trail	
None		Let's bring in a performing arts center of some sort with the specialty store concept.	
None		It will create much more traffic than we already have	Most of the plans have a majority of new housing. The schools in the area are overcrowded and area already poor in academic areas. We don't need to bring more children in the area. 55+ is a better/great idea. Costco will create too much traffic
None		I shop at Costco more than uptown - except for restaurants. I eat uptown at Dattilo's Los Portales and Cobblestone Café. I do not oppose big box. I have sentiment of the historic buildings	Our City Council is not business friendly. I would love to see one old building made into a good restaurant or rental facility for community fundraisers or parties. I like the work/home idea, even though it is not suitable for my needs
None	All submitted plans have their merit	traffic flow - types of retail locations	Please allow enough leisure area with full size sports fields. A hilly meandering, narrow park, attractive will not meet the complete recreation needs of our city
None		In all of these plans is there any thought for homeless people?	If above - any plans for underground parking?
None		concerned that in the end the big money interests will control the development	Preserve the 3 old buildings - walking space - park space - low income housing & senior housing
None			Will there be an opportunity for smaller business participation in the project? Has the developer been selected? Contractor?
None	Demo historic housing. We don't care about saving the superintendents house and administration building, etc.		
			Bicycle club, young teens, walking town, game club (poker, fish, hearts, bridge, monopoly, scrabble, etc) lunches & dinners may be bought, a lot of old people sitting at home with nothing to do. Interview of Whittier citizens. Two rockers on a stage. "I remember when" Club - could be held at Radisson with a luncheon club. Walking through the business of Whittier meeting the proprietors of the businesses and seeing and hearing what they have to offer the public. Arts and Crafts Gala on the street of Greenleaf. Musical band - trio's contest. Barbershop uptown street contest. Kids harmony singing groups contest. (continued in next cell)

			"Three strikes and you're out" - kids caught 3 times in gangs or gang activities will be put in jail for the night. Third time the family will be moved out of their house or apartment, out of town. Kids with D grades - principals, teachers, policemen will show up at door of the kids to make an impression on the parents. The cooking club - the restaurants put out a table for the people walking the street of Greenleaf and sample their wheres. Cooks sample club. Graffiti club - search for and clean-up graffiti & paint over graffiti. Gardening club contest - also hanging baskets of colorful baskets hanging from the lamp posts and the buildings like Victoria Island. Park benches - lots of them for all us couch potatoes. More green lights on Greenleaf up by the beauty school. Advertising signs on Whittier Blvd. even the shows at Center Theater all the activities posted by the day on lamp post and bus benches. Fashion shows at the Radisson including bridal, school clothes - including Sears, Target, Wal-Mart
		saving trees on Nelles property and near the entrance	
			all plans are missing professional office buildings
			Are the roads going to be wide enough for scooters / motorized wheelchairs. Speed limits / stop signs? Need an Italian type restaurant. Outdoor courtyard / table.
		more schools / police substation / less residential. Keep part of it preserved as a nature walk. A museum like the Smithsonian.	
		City concern is continuing tax revenue. The City's answer to that is Big Box stores. Instead we do land lease such as Irvine Co., and add a Mello-Roos.	
		No low income housing.	
			use proximity to the hospital to add the medical building in option A
		should provide foot access to the park at every cul-de-sac so that the surrounding residents can have access.	
		concern for people the don't have housing	too much patrolling of "pristine" city parks that doesn't provide areas for homeless people
	schooling for younger children will be needed within the next couple of years	space for a pre-school facility	work with the City of Whittier School District
		right amount of capacity for expansion opportunity for medical office buildings	ensure that Pres. Inter Comm. Hospital and the developer work together in developing these facilities
		affordable housing and senior living	
	neglected hard wood floor gymnasium in plans	historically	PAC Committee
	PJ's Abby type restaurant (Orange Circle)		
	too much traffic already	Keith/Sorensen	street in back of the site to exit community
		speed laws and traffic signs	people speeding through communities already
	unincorporated LA county	traffic signals on Sorenson	
		widen streets between Whittier to Washington	Loch Lomond Drive - traffic sign need to note not a through street
		would like a performing arts center	like Cerritos and La Mirada
		would like to have more boutiques	
		major bookstore wanted	
		commercial space is needed to support the community and provide money to support these developments	since Prop 13 took away tax money to support the community Whittier needs
		movie theater wanted	
		performing arts center wanted	like Cerritos
			keep the red area and increase the blue areas to ensure room for revenue producing areas
		traffic concerns throughout the communities - exits, etc.	